



Inspection Report

Ashley Graves

Property Address:

219 S Ash
Malvern AR 72104



The InServ Group

**Monty Freel HI #1341
17940 Interstate 30
Benton, AR 72019
501 749-7727**

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Date: 2/9/2016	Time:	Report ID: 160209mf3
Property: 219 S Ash Malvern AR 72104	Customer: Ashley Graves	Real Estate Professional:

This home inspection report is for the exclusive use of named client only. The home inspection is a visual and non-invasive inspection of a home to find items that are unsafe, not working correctly, or near the end of their life expectancy at the time of inspection. The content of this report is conditional to the time of inspection and is for information only. The home inspector can not require buyer or seller to make any changes to home. The home inspector is not allowed by Arkansas law to make any repairs to home for one year from time of inspection for a fee.

A copy of the American Society of Home Inspectors (ASHI) Standards of Practice is included as an attachment for your reference.

THIS IS NOT A CODE INSPECTION. CODE INSPECTIONS ARE THE FUNCTION OF STATE AND LOCAL GOVERNMENTS. INSPECTOR IS NOT AFFILIATED WITH ANY STATE OR LOCAL GOVERNMENT AGENCY AND DOES NOT IDENTIFY OR REGULATE CODE COMPLIANCE.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed this item, component, or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit is not or was not found in this home or building.

Marginal or Maintenance (M) = This item, component, or unit was functional or partially functional and needs repair and/or servicing to correct a concern or problem.

Repair or Replace (R) = This item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is built prior to 1978 and the home inspector considers this while inspecting. Buyers of older homes need to be aware that older homes often require more attention to maintenance than newer homes. Older homes can often be more expensive to repair due to material cost and difficult accessibility to components. This is not a new or newer home and is unlikely to have all systems or components up to today's standards of practice. Included with your report is a pamphlet with information about lead based paint and remodeling. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in the attic, crawlspace, or basement could be years old from a problem that no longer exists; or, it may still need further attention and repair. Determining this can be difficult in an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Many home buyers would consider this home a "fixer upper." The home inspection is limited to what can be inspected in

regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

Standards of Practice:

Arkansas Home Inspection SoP

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Near or Over 60 Years

Home Faces:

South West

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

1. Exterior Grounds

ASHI Standards of Practice for EXTERIOR The inspector shall: Inspect: 1. siding, flashing and trim. 2. all exterior doors. 3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent or entryway walkways, patios, and driveways. Describe Siding materials.

The inspector is NOT required to inspect: A: screening, shutters, awnings, and similar seasonal accessories. B: fences. C: geological and/or soil conditions. D: recreational facilities. E: outbuildings other than garages and carports. F: seawalls, break-walls, and docks. G: erosion control and earth stabilization measures

Styles & Materials

Driveway and Sidewalks:

Gravel

Items

1.0 GRADING AND DRAINAGE

Comments: Repair or Replace



There is a negative slope at the exterior right side (facing front) that can contribute to water intrusion to crawlspace. I recommend monitoring during heavy rain and correcting landscape to drain water away from home if necessary.



1.1 EXTERIOR SURFACE DRAINING SYSTEMS

Comments: Not Present

1.2 WALKWAYS, PATIOS, AND DRIVEWAYS

Comments: Inspected, Monitor or Maintenance

1.3 VEGETATION

Comments: Repair or Replace



The tree limbs that are in contact with roof or hanging near roof should be trimmed. Limbs can cause damage to shingles and exterior siding. There may be existing damage in these areas (not visible for inspection). I recommend correction using a qualified person.

All vegetation should be cut back at least one foot from exterior siding. Vegetation on or near siding can aid fungus growth and accelerate siding decay. Exterior of home could not be inspected in the areas where vegetation blocked viability. I recommend correct as needed using a qualified person.



1.4 FENCING

Comments: Not Inspected

I did not determine the condition or ownership of fencing. This is beyond the scope of this inspection. I recommend verifying who owns all fencing that surrounds property.

1.5 ADDITIONAL BUILDINGS ON PROPERTY

Comments: Not Inspected

I did not inspect any additional buildings. I only inspected the main structure.



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior Sidings and Componets

ASHI Standards of Practice for EXTERIOR The inspector shall: Inspect: 1. siding, flashing and trim. 2. all exterior doors. 3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent or entryway walkways, patios, and driveways. Describe Siding materials.

The inspector is NOT required to inspect: A: screening, shutters, awnings, and similar seasonal accessories. B: fences. C. geological and/or soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures

Styles & Materials


Siding Style:

Lap

Items

2.0 WALL SIDING, FLASHING, AND TRIM


Comments: Inspected, Repair or Replace

 The wood trim is peeling paint at exterior in several areas. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



2.1 EXTERIOR ENTRY DOORS (Steps and Landings)

Comments: Repair or Replace

 The hand/guard rail is damaged for the steps at the exterior rear of home. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



2.2 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, AND THEIR RAILINGS

Comments: Inspected

2.3 EXTERIOR WATER FAUCETS

Comments: Not Inspected

3. Structural Components



ASHI Standards of Practice STRUCTURAL COMPONENTS The inspector shall: A. inspect: 1. structural components including the foundation and framing. 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist B. describe: 1. the methods used to inspect under-floor crawl spaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure.

3.2 The inspector is NOT required to: A. provide any engineering or architectural services or analysis. B. offer an opinion as to the adequacy of any structural system or component.

Styles & Materials

Is home located in area known for expansive clay soils?: Yes	Method used to observe Crawlspace: Crawled	Approximate Percentage Viewed (Crawlspace): 80%
Any evidence of water intrusion past or present (Crawlsapce): Yes	Viewing Obstructions (Crawlspace/ Basement): Ductwork Gas and Water Pipes	Columns or Piers: Dry Stack Masonry Block Brick piers
Foundation: Brick	Floor Structure: Wood joists	Wall Structure: Wood Not visible
Ceiling Structure: 2X6 Not visible	Roof Structure: Stick-built 2 X 4 Rafters	Any evidence of water intrusion past or present (Attic): Yes
Sheathing Wet at time of Inspection: Yes	Roof-Type: Gable	Attic info: Pull Down stairs
Method used to observe attic: Walked	Approximate Percentage Viewed (Attic): 80%	Viewing Obstructions (Attic): Ductwork Insulation

Items

3.0 FOUNDATION / CRAWLSPACE (Report signs of water penetration into the building or signs of condensation on building components.)

Comments: Inspected

3.1 FLOORS (Structural)

Comments: Inspected, Monitor or Maintenance, Repair or Replace



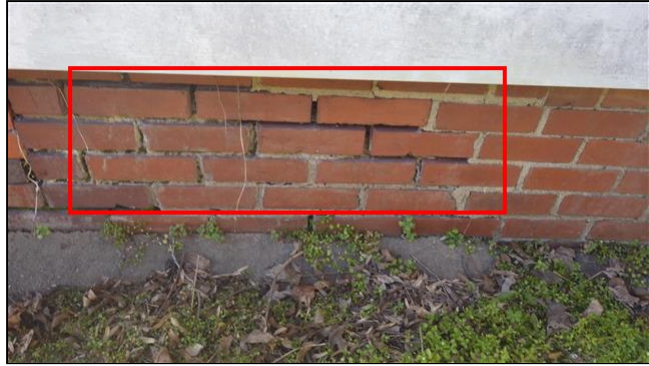
The floor structure appears weak around the bathroom toilet. I recommend further evaluation and correction if needed.



3.2 WALLS (Structural)

Comments: Monitor or Maintenance, Repair or Replace

🏠 The brick wall at the exterior right side facing front is missing mortar. This can allow the system to fail if not corrected. I recommend correction as needed using a qualified person.



3.3 COLUMNS OR PIERS

Comments: Monitor or Maintenance, Repair or Replace

🏠 Cement or Cinder blocks have been installed in crawl space to help stabilize the floor structure. Using dry stacked cement blocks in crawl spaces is not uncommon in older homes but this method does not comply with current building standards for structural repairs/improvements. The open voids (cells) in the blocks are not designed to maintain/support a load. In order to provide proper support the hollow cells on blocks are to be aligned vertically and have a proper footer. Many qualified contractors would consider this a "temporary" repair. I recommend further inspection and correction using a qualified contractor.



3.4 CEILINGS (structural)

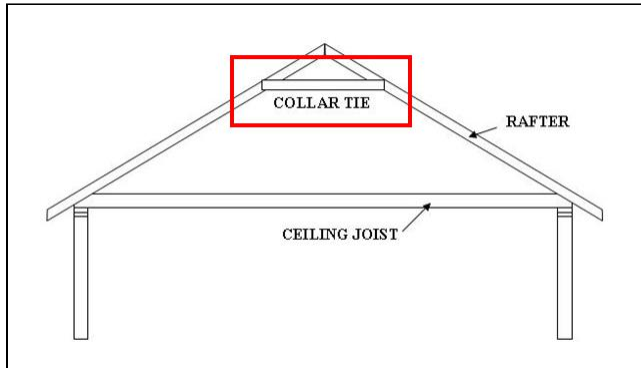
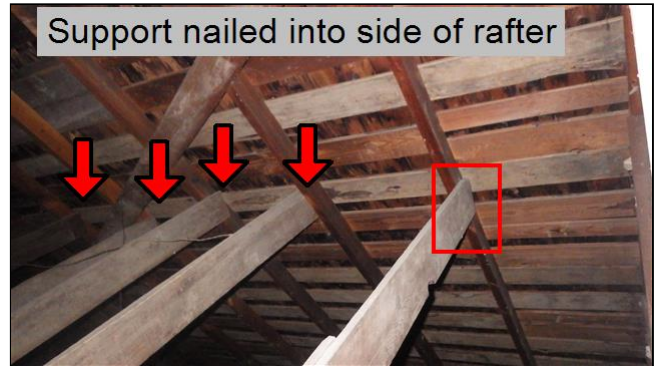
Comments: Inspected


Ceiling structure is not visible due to ceiling coverings at interior and insulation is attic.

3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Monitor or Maintenance, Repair or Replace

🏠 (1) The rafters appear to be under-sized or span is too far. The support for rafters is nailed into side of rafters and does not directly support rafters from underneath. Collar ties are missing from system. Some reinforcement may be needed to help maintain the stability of roofing system. For this reason, I recommend you contact a structural engineer or qualified contractor for a second opinion or correction as needed.



 (2) There is an abandoned chimney in the attic towards the front of home in the attic. Structure appears stable. I recommend to remove as desired.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Roofing



ASHI Standard of Practice for ROOFING: The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. The inspector is NOT required to inspect: A. antennae. B. interiors of flues or chimneys that are not readily accessible. C. other installed accessories.

Styles & Materials

Roof Covering:	Method of Inspection:	Approximate Percent Viewed:
3-Tab Asphalt/Fiberglass	Ladder	100%
Chimney (exterior):	Sky Light(s):	
Brick	None	

Items

4.0 ROOF COVERINGS

Comments: Inspected, Monitor or Maintenance



The shingles on this roof are in the condition of shingles that are near 10 years. The life expectancy for this type of shingle is 20 years.

The shingles appear to be installed over wood shingles and not a sheathing deck. In order to properly replace the shingles the wood shingles (if present) should be removed and a proper sheathing deck installed.



4.1 FLASHINGS

Comments: Not Inspected

Flashing (if present) is not readily accessible for inspection.

4.2 SKYLIGHTS

Comments: Not Present

4.3 CHIMNEYS

Comments: Inspected

4.4 ROOF PENETRATIONS

Comments: Repair or Replace

🏠 The plumbing vent pipes (through roof) vent flashing collar is cracked or damaged on the roof. This area can leak if not corrected. A qualified roofing contractor should inspect further and correct as needed. (All damaged boots may not be included in photos.)



4.5 ROOF DRAINAGE SYSTEMS

Comments: Not Present

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System



ASHI Standards of Practices PLUMBING The inspector shall: A. inspect: 1. interior water supply and distribution systems including all fixtures and faucets. 2. drain, waste, and vent systems including all fixtures. 3. water heating equipment and hot water supply system. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. drainage sumps, sump pumps, and related piping. B. describe: 1. water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves.

The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of flues or chimneys that are not readily accessible. 3. wells, well pumps, or water storage related equipment. 4. water conditioning systems. 5. solar water heating systems. 6. fire and lawn sprinkler systems. 7. private waste disposal systems. B. determine: 1. whether water supply and waste disposal systems are public or private. 2. water supply quantity or quality. C. operate automatic safety controls or manual stop valves.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste Material:

Cast iron (old)

Water Heater Manufacturer:

RHEEM

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

30 Gallon (small)

Items

5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Not Inspected

5.1 WATER PRESSURE

Comments: Not Inspected

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Not Inspected, Monitor or Maintenance, Repair or Replace



Due to water "off" at time of inspection plumbing fixtures were not inspected for function. There is visible rusting in bathroom sink. I recommend to repair or replace as needed or desired.



5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Monitor or Maintenance, Repair or Replace



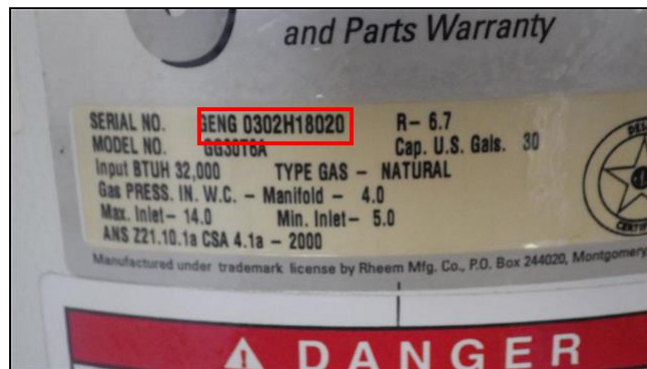
The plumbing vent pipe for kitchen should extend through roof for proper venting. It currently rest on the roofing at the rear of home creating a dam for leaves and debris on roof. I recommend a qualified contractor repair as needed.



5.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

- 🏠 (1) The natural gas water heater is in the utility room. The unit is near 14 years old. The life expectancy for this type of water heater is 8-12 years. This is for your information.



- 🏠 (2) The water heater leak water catch pan is missing. Should leaking develop at water heater it could also damage floor and wall finishes. A qualified person should repair as necessary.



- 🏠 (3) There was active leaking at the water heater at time of inspection. I recommend to repair or replace using a qualified plumber.



5.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Inspected, Repair or Replace

🏠 The natural gas line shut-off valve is missing a cap and can be turned on inadvertently at the range location in the kitchen. This is a safety issue and should be repaired. Please follow through to make sure the work is completed



5.6 MAIN FUEL SHUT OFF (Describe Location)

Comments: Not Inspected

The main fuel shut off is at gas meter exterior right side (facing front). Valve was locked "off" and not tested for function. This is for your information.



5.7 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System



ASHI Standard of Practice ELECTRICAL The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub panels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters. B. describe: 1. amperage and voltage rating of the service. 2. location of main disconnect(s) and sub panels. 3. presence of solid conductor aluminum branch circuit wiring. 4. presence or absence of smoke detectors. 5. wiring methods.

7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. alarm systems and components. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. B. measure amperage, voltage, or impedance.

Styles & Materials

Electrical Service Conductors:

Overhead service
Aluminum
220 volts

Panel capacity:

Unknown Amps

Panel Type:

Fuses
Circuit breakers

Wiring Methods:

Romex or NM
Knob and Tube

Branch wire 15 and 20 AMP:

Copper

Items

6.0 SERVICE ENTRANCE CONDUCTORS, CABLES, AND RACEWAYS

Comments: Inspected


6.1 LOCATION OF MAIN AND DISTRIBUTION PANELS


Comments: Inspected

The main disconnect is in the service entrance panel box that is located at the exterior rear of home.

6.2 SERVICE EQUIPMENT AND DOWNSTREAM PANELS

Comments: Repair or Replace

 (1) Electrical was turned "off" at time of inspection. A lot of the electrical is original to home. Due to age of electrical system and the advances in safety features since this system was installed, I recommend a qualified licensed electrician evaluate whole system and make repairs and upgrades as needed.

 (2) I could not see the ground wire to ground rod connection. The connection is behind conduit or underground.

6.3 BRANCH CIRCUIT CONDUCTORS AND OVERCURRENT DEVICES

Comments: Not Inspected, Monitor or Maintenance

It appears that knob and tube wiring is still "active" in electrical system. Knob and tube wiring is beyond its life expectancy and should be replaced using a qualified electrician.




6.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Not Inspected

6.5 GROUND FAULT CIRCUIT INTERRUPTERS

Comments: Not Inspected

 There were no Ground Fault Circuit Interrupter (GFCI) outlets found at entire house. GFCI outlets should be located at exterior, bathrooms, all kitchen countertops, garage outlets, six foot of most interior plumbing, unfinished basements, and crawlspaces. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

6.6 SMOKE ALARMS

Comments: Not Present

There were no smoke alarms installed in home. I recommend to correct as needed.

6.7 CARBON MONOXIDE ALARMS

Comments: Not Present

There is no carbon monoxide alarm found in home. It is recommended that a electrochemical detector be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Central Air Conditioning and Distribution



AHSI Standard of Practice AIR CONDITIONING The inspector shall: A. open readily openable access panels. B. inspect: 1. central and through-wall equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. The inspector is NOT required to: A. inspect electronic air filters. B. determine cooling supply adequacy or distribution balance. C. inspect window air conditioning units



Styles & Materials

Central Air Manufacturer:	Cooling Equipment Type:	Unit Capacity:
LENNOX	Air conditioner unit	1.5 ton
Number of AC Units:	Cooling Equipment Energy Source:	Ductwork:
One	Electricity	Insulated

Items

7.0 CENTRAL COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

The air conditioner is near 28 years old. The typical life expectancy for this type of unit is 10-15 years. This is for your information. I recommend annual maintenance using a qualified HVAC technician.

Due to no electricity at time of inspection unit was not tested for function.



7.1 THERMOSTAT

Comments: Not Inspected

7.2 TEMPERATURE DIFFERENTIAL

Comments: Not Inspected

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Inspected

7.4 DISTRIBUTION SYSTEMS (ducts and piping, with supports, insulation, air filters, registers)

Comments: Inspected

Distribution systems were not tested for function and may need cleaning due to age but appeared to be serviceable.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating System



ASHI Standard of Practice HEATING The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. C. describe: 1. energy source(s). 2. heating systems. The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers or dehumidifiers. 4. electronic air filters. 5. solar space heating systems. B. determine heat supply adequacy or distribution balance.

ASHI Standards of Practice FIREPLACES AND SOLID FUEL BURNING APPLIANCES The inspector shall: A. inspect: 1. system components. 2. chimney and vents. B. describe: 1. fireplaces and solid fuel burning appliances. 2. chimneys. The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys. 2. fire screens and doors. 3 seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 6. combustion make-up air devices. 7. heat distribution assists (gravity fed and fan assisted). B. ignite or extinguish fires. C. determine draft characteristics. D. move fireplace inserts and stoves or firebox contents.



Styles & Materials

Heat System Brand:

LENNOX

Heat Type:

Forced Air

Energy Source:

Natural gas

Number of Heat Systems (excluding wood):

One

Types of Fireplaces:

Solid Fuel (Wood)

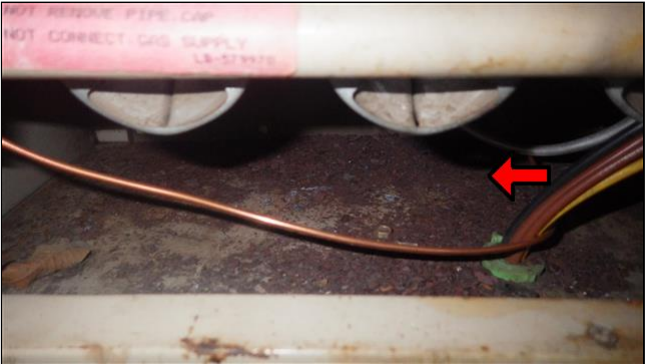
Items

8.0 HEATING EQUIPMENT

Comments: Not Inspected, Monitor or Maintenance



The natural gas central heating equipment appears beyond its life expectancy. This type of furnace has a typical life expectancy of 15-18 years. Heating equipment has considerable rusting at burn chamber. Heat exchangers are located inside the housing of units and are not readily accessible for inspection. I recommend further evaluation by a HVAC contractor. Replacement is likely needed.



8.1 HEATING SUPPLY TEMPERTAURES

Comments: Not Inspected

8.2 THERMOSTAT

Comments: Not Inspected

8.3 CHIMNEYS, FLUES AND VENTS (heat systems)


Comments: Not Inspected

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Not Inspected

8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Inspected


 A Level 2 inspection by a qualified chimney sweep is recommended when a new property owner takes possession of a home. I do not inspect the fireplace or the design to determine if your fireplace is in good working condition and has a proper air draw due to time constraints.

For more information on fireplace inspections you may want to check out this web site.

[CISA Chimney Inspection](#)

8.6 GAS/LP FIRELOGS, FIREPLACES, AND STOVES

Comments: Repair or Replace

 The gas stove at hall bathroom is not considered safe for use by most qualified tradesmen. I recommend removal or disconnection of heat source. This unit was not inspected.



The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interiors

ASHI Standard of Practice INTERIORS The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage doors and garage door operators. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. carpeting. C. window treatments. D. central vacuum systems. E. household appliances. F. recreational facilities.

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Paneling

Wood

Floor Covering(s):

Carpet

Vinyl

Wood

Cabinetry:

Wood

Countertop:

Laminate

Items

9.0 WALLS, CEILINGS, AND FLOORS

Comments: Monitor or Maintenance, Repair or Replace



Signs of fungi growth are present on walls in the hallway bathroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



9.1 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Monitor or Maintenance

Laminated countertop is loose in areas. Damage may become worse if not corrected. I recommend repair as desired



9.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Inspected

9.4 RANGES/OVENS/COOKTOPS

Comments: Not Present

9.5 RANGE HOOD

Comments: Not Present

9.6 BUILT-IN MICROWAVE COOKING EQUIPMENT

Comments: Not Present

9.7 DISHWASHER

Comments: Not Present

9.8 FOOD WASTE DISPOSER

Comments: Not Present

9.9 REFRIGERATOR

Comments: Not Inspected

9.10 TRASH COMPACTOR

Comments: Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Insulation and Ventilation

ASHI Standard of Practice INSULATION & VENTILATION The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. mechanical ventilation systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation. Inspectors are NOT required to determine: the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances: or the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.

Styles & Materials

Attic Insulation:

Blown
Cellulose

Attic Ventilation:

Gable vents

Floor System Insulation:

None

Items

10.0 INSULATION IN ATTIC

Comments: Inspected

There is about 2-4 inches of insulation in attic. Today's standard would have near nine inches of insulation. This is for your information.

10.1 VENTILATION OF ATTIC

Comments: Inspected

10.2 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.

10.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

10.4 VENTILATION OF FOUNDATION

Comments: Inspected

10.5 VENTING SYSTEMS (baths and laundry)

Comments: Inspected

The ventilation for bath is window only at the hall bath and master bath. This is for informational purpose to you.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



The InServ Group

17940 Interstate 30
Benton, AR 72019
501 749-7727

Customer
Ashley Graves

Address
219 S Ash
Malvern AR 72104

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior Grounds

1.0 GRADING AND DRAINAGE

Repair or Replace



There is a negative slope at the exterior right side (facing front) that can contribute to water intrusion to crawlspace. I recommend monitoring during heavy rain and correcting landscape to drain water away from home if necessary.

1.3 VEGETATION

Repair or Replace



The tree limbs that are in contact with roof or hanging near roof should be trimmed. Limbs can cause damage to shingles and exterior siding. There may be existing damage in these areas (not visible for inspection). I recommend correction using a qualified person.

All vegetation should be cut back at least one foot from exterior siding. Vegetation on or near siding can aid fungus growth and accelerate siding decay. Exterior of home could not be inspected in the areas where vegetation blocked viability. I recommend correct as needed using a qualified person.

2. Exterior Sidings and Components

2.0 WALL SIDING, FLASHING, AND TRIM

Inspected, Repair or Replace



The wood trim is peeling paint at exterior in several areas. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

2. Exterior Sidings and Componets

2.1 EXTERIOR ENTRY DOORS (Steps and Landings)

Repair or Replace



The hand/guard rail is damaged for the steps at the exterior rear of home. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.

3. Structural Components



3.1 FLOORS (Structural)

Inspected, Monitor or Maintenance, Repair or Replace



The floor structure appears weak around the bathroom toilet. I recommend further evaluation and correction if needed.

3.2 WALLS (Structural)

Monitor or Maintenance, Repair or Replace



The brick wall at the exterior right side facing front is missing mortar. This can allow the system to fail if not corrected. I recommend correction as needed using a qualified person.

3.3 COLUMNS OR PIERS

Monitor or Maintenance, Repair or Replace



Cement or Cinder blocks have been installed in crawl space to help stabilize the floor structure. Using dry stacked cement blocks in crawl spaces is not uncommon in older homes but this method does not comply with current building standards for structural repairs/improvements. The open voids (cells) in the blocks are not designed to maintain/support a load. In order to provide proper support the hollow cells on blocks are to be aligned vertically and have a proper footer. Many qualified contractors would consider this a "temporary" repair. I recommend further inspection and correction using a qualified contractor.

3.5 ROOF STRUCTURE AND ATTIC

Inspected, Monitor or Maintenance, Repair or Replace



(1) The rafters appear to be under-sized or span is too far. The support for rafters is nailed into side of rafters and does not directly support rafters from underneath. Collar ties are missing from system. Some reinforcement may be needed to help maintain the stability of roofing system. For this reason, I recommend you contact a structural engineer or qualified contractor for a second opinion or correction as needed.



(2) There is an abandoned chimney in the attic towards the front of home in the attic. Structure appears stable. I recommend to remove as desired.

4. Roofing



4.0 ROOF COVERINGS

Inspected, Monitor or Maintenance



The shingles on this roof are in the condition of shingles that are near 10 years. The life expectancy for this type of shingle is 20 years.

The shingles appear to be installed over wood shingles and not a sheathing deck. In order to properly replace the shingles the wood shingles (if present) should be removed and a proper sheathing deck installed.

4.4 ROOF PENETRATIONS

Repair or Replace



The plumbing vent pipes (through roof) vent flashing collar is cracked or damaged on the roof. This area can leak if not corrected. A qualified roofing contractor should inspect further and correct as needed. (All damaged boots may not be included in photos.)

5. Plumbing System



5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Not Inspected, Monitor or Maintenance, Repair or Replace



Due to water "off" at time of inspection plumbing fixtures were not inspected for function. There is visible rusting in bathroom sink. I recommend to repair or replace as needed or desired.

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Monitor or Maintenance, Repair or Replace



The plumbing vent pipe for kitchen should extend through roof for proper venting. It currently rest on the roofing at the rear of home creating a dam for leaves and debris on roof. I recommend a qualified contractor repair as needed.

5.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace



(1) The natural gas water heater is in the utility room. The unit is near 14 years old. The life expectancy for this type of water heater is 8-12 years. This is for your information.



(2) The water heater leak water catch pan is missing. Should leaking develop at water heater it could also damage floor and wall finishes. A qualified person should repair as necessary.



(3) There was active leaking at the water heater at time of inspection. I recommend to repair or replace using a qualified plumber.

5.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Not Inspected, Repair or Replace



The natural gas line shut-off valve is missing a cap and can be turned on inadvertently at the range location in the kitchen. This is a safety issue and should be repaired. Please follow through to make sure the work is completed

6. Electrical System



6.2 SERVICE EQUIPMENT AND DOWNSTREAM PANELS

Repair or Replace



(1) Electrical was turned "off" at time of inspection. A lot of the electrical is original to home. Due to age of electrical system and the advances in safety features since this system was installed, I recommend a qualified licensed electrician evaluate whole system and make repairs and upgrades as needed.



(2) I could not see the ground wire to ground rod connection. The connection is behind conduit or underground.

6.5 GROUND FAULT CIRCUIT INTERRUPTERS

Not Inspected



There were no Ground Fault Circuit Interrupter (GFCI) outlets found at entire house. GFCI outlets should be located at exterior, bathrooms, all kitchen countertops, garage outlets, six foot of most interior plumbing, unfinished basements, and crawlspaces. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

8. Heating System



8.0 HEATING EQUIPMENT

Not Inspected, Monitor or Maintenance



The natural gas central heating equipment appears beyond its life expectancy. This type of furnace has a typical life expectancy of 15-18 years. Heating equipment has considerable rusting at burn chamber. Heat exchangers are located inside the housing of units and are not readily accessible for inspection. I recommend further evaluation by a HVAC contractor. Replacement is likely needed.

8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Inspected

8. Heating System



A Level 2 inspection by a qualified chimney sweep is recommended when a new property owner takes possession of a home. I do not inspect the fireplace or the design to determine if your fireplace is in good working condition and has a proper air draw due to time constraints.

For more information on fireplace inspections you may want to check out this web site.

[CISA Chimney Inspection](#)

8.6 GAS/LP FIRELOGS, FIREPLACES, AND STOVES

Repair or Replace



The gas stove at hall bathroom is not considered safe for use by most qualified tradesmen. I recommend removal or disconnection of heat source. This unit was not inspected.

9. Interiors

9.0 WALLS, CEILINGS, AND FLOORS

Monitor or Maintenance, Repair or Replace



Signs of fungi growth are present on walls in the hallway bathroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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The InServ Group

**17940 Interstate 30
Benton, AR 72019
501 749-7727**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[ASHI Standards of Practice](#)

[Renovate Right EPA](#)